

Watersmeet Township Planning Commission

December 12 , 2017

Regular Meeting Minutes

Location: Watersmeet Community Center

Meeting called to order by Vice-Chairman, Jeff Zelinski at 6:30 p.m.

Pledge of Allegiance was given.

Roll Call: Members Present: Jeff Zelinski, Giiwegiizhigookway Martin, Jeff Wasson, John Cestkowski, Peggy Tuttle, Paul Kempainen, Roy D'Antonio, Craig Hesse

Members Absent: Pete Peterson

Approval of Minutes of November 8, 2017 Motion by Paul and 2nd by John. Motion carried with Giiwe abstaining.

Approval of Agenda: Motion made by Giiwe and 2nd by Roy. Motion carried.

Public Comment: None

Zoning Administrator's Report: Zoning Administrator, Dave Neumann was not in attendance.

New Business:

A. Discussion of possible changes to Use by Special Approval for Short-Term Rental

Paul presented the e-mail response that Dave Lamoreaux had received from the Michigan Department of Treasury concerning the collection of Use Tax, 6% due to State of Michigan for each night of occupancy in a short-term rental. The Treasury Department does require that any rental less than 28 days collect Use Tax whether it be a short-term rental by an individual, bed and breakfast, or any similar enterprise. Paul also mentioned that Dave thought it would be appropriate for anyone doing short-term rental to have quarterly water sample submission to the Michigan Department of Public Health. When the initial permit is sought for short-term rental a person must have their septic and water checked to meet health requirements and to establish reasonable occupancy limits for the dwelling.

The suggestion would be that the State of Michigan would be informed as to the owner and location of a short-term rental situation and it would be the state's responsibility to ensure that the owner collected the Use Tax, filed appropriate income statements, and complied with Community Health Department Standards as to water quality.

These were possible things for the Commission to consider. Anything else that the Commission might want to incorporate in to the Use By Special Approval section of the Zoning Ordinance related to Short-Term Rentals will be discussed at the next meeting of the Commission in January.

Old Business:

Master Plan – Updates: Paul has received changes that USDA Forest Service wanted and these have been incorporated. Giiwe mentioned that the LVD Tribe also had some they would like to have made but they had not been received by Paul at this point. She would check in to this.

Recreation Plan – Updates:

Possible Grass Ordinance: Motion by Craig and 2nd by John to table until March 2018. Motion Carried

Changes sent to Township Board for Zoning Penalties: Paul informed the Commission that the changes regarding the fees for Building Violation Fees was not a Planning Commission issue and actually was in the hands of the Township Board. There is a separate Building Ordinance which includes a section on fees for violations. The Township Board will need to have a Public Hearing prior to its January 2018 meeting to discuss the change to a 5 times amount rather than the present 2 times amount for violation that presently exists.

Peggy Tuttle asked whether there was availability for training on making changes in situations of Use By Special Approval and what costs might be involved.

The Secretary was also asked to consider contacting our attorney concerning meeting with the Commission in a work-session, not a regular meeting, to obtain more knowledge about how to deal with the entire Short-Term Rental situation.

John also suggested we might consider a notice to all residents on the tax roll that anyone who might be presently doing short-term rental without a permit come forward and obtain one in light of the fact that if they were to be proven to be doing so without a permit they could be subject to scrutiny by the Michigan Department of Treasury. Such a notice could be included in the 2018 Assessment Notices.

It was also recommended by Julie Mathiesen that we contact MSU Extension, Brad Neumann, as to whether they might be offering any type of workshop related to Short-Term Rentals or have sources that we could check out.

Adjournment: Motion by Paul, 2nd by Giiwe. All in Favor. Approved Meeting adjourned at 7:17 PM.

Next regular meeting on Wednesday, January 10, 2018

Submitted by: Paul D. Kempainen – Planning Commission Secretary.